

C10  
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## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2011-0107.1A

**Z.A.P. DATE:** March 6, 2012

**SUBDIVISION NAME:** Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat

**AREA:** 11.592 acres

**LOT(S):** 35 total lots

**OWNER/APPLICANT:** Waterloo Development, Inc.  
(C. Blackburn)

**AGENT:** Texas Engineering  
Solutions, LLC (S. Delgado)

**ADDRESS OF SUBDIVISION:** Lynnbrook Drive

**GRIDS:** D-13

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** Thirty four Single Family Residential (Small Lots) Lots, one Drainage/Greenbelt/Public Utility Easement Lot, and Public ROW

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision and the subdivision side of Lynnbrook Drive.

**DEPARTMENT COMMENTS:** The request is for approval of the Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat. The proposed subdivision is composed of 35 total lots on 11.592 acres. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable State, County, and City of Austin LDC requirements.

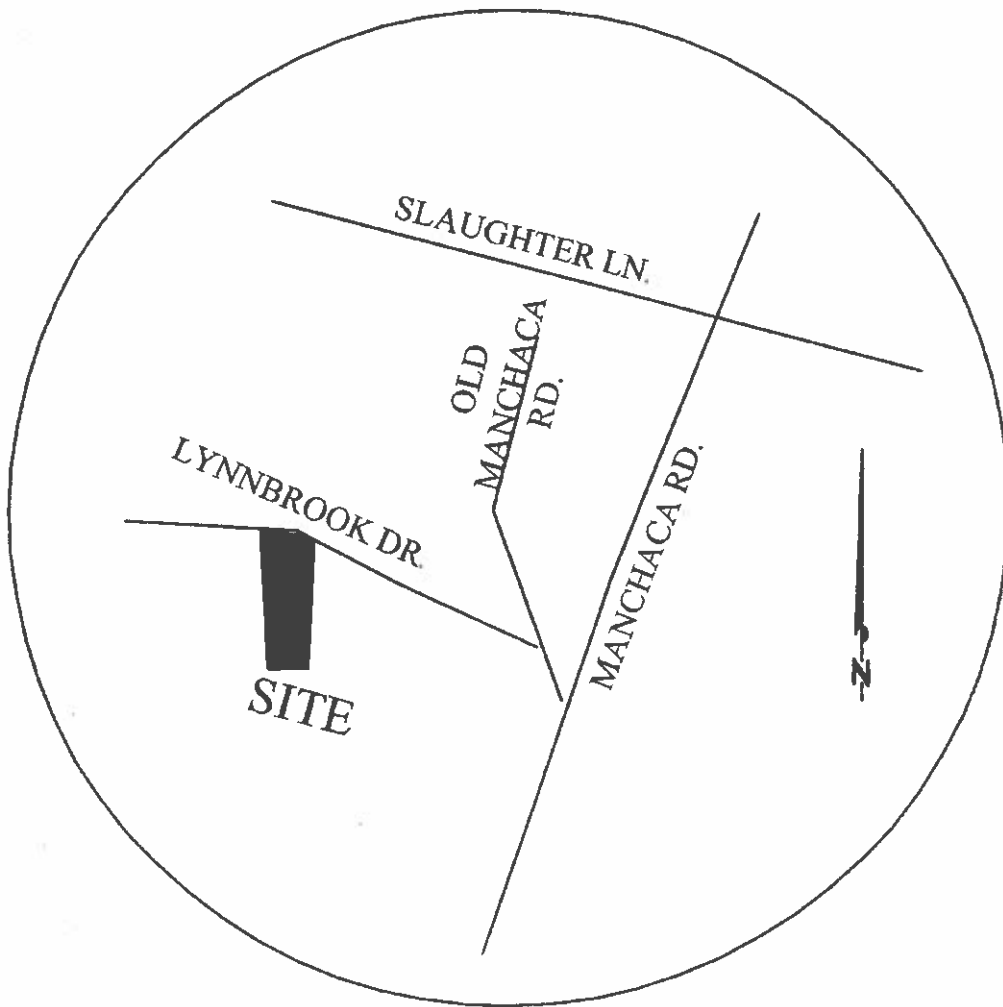
### **ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** 854-7563

C10/2

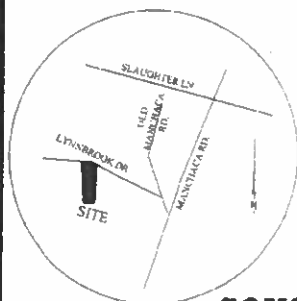
LOCATION MAP  
NOT TO SCALE



**RESERVE AT LYNNBROOK  
(A SMALL LOT SUBDIVISION)  
FINAL PLAT**

C10/3

LOCATION MAP  
NOT TO SCALE



**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS  
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD  
DETERMINE WHETHER THE SUBDIVISION AND THE LAND  
AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.**

**THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR  
HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND  
OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL  
GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF  
LAND THAN INSIDE THE CITY LIMITS.**

**THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE  
PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST  
INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION,  
WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.**

**DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER,  
OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR  
GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1)  
RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT  
NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE  
SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL  
NEIGHBORHOOD.**



8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5250

RESERVE AT LYNNBROOK  
(A SMALL LOT SUBDIVISION)  
FINAL PLAT

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CASE # (C8J-2011-0107.1A)

C10/4

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT CHRIS BLACKBURN, PRESIDENT OF WATERLOO DEVELOPMENT, OWNER OF 11.562 ACRES IN THE WALKER WILSON SURVEY NO. 2, TRAVIS COUNTY TEXAS, AS CONVEYED IN DOC. NO. 2011189724 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, PURSUANT TO TITLE 33 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE, AND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON DO HEREBY SUBDIVIDE 11.562 ACRES TO BE KNOWN AS THE RESERVE AT LYNNBROOK (A SMALL LOT SUBDIVISION) FINAL PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

BY:  
CHRIS BLACKBURN, PRESIDENT  
LYNNBROOK RESERVE, L.P.  
A TEXAS LIMITED PARTNERSHIP  
WATERLOO DEVELOPMENT INC  
A TEXAS CORPORATION, ITS GENERAL PARTNER  
PO BOX 27731  
AUSTIN, TEXAS 78755

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS BLACKBURN, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 481036-0590, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I, STEPHEN R. DELGADO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1998, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STEPHEN R. DELGADO  
PROFESSIONAL ENGINEER NO. 99342  
STATE OF TEXAS  
TEXAS ENGINEERING SOLUTIONS, LLC  
PHONE: (512) 904-0505  
TAX: (512) 904-0509

DATE \_\_\_\_\_

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF TRAVIS

I, JOHN E. BRALTIGAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1998, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MAPD, ON THE GROUND UNDER MY SUPERVISION.

### PRELIMINARY - NOT FOR RECORDATION

JOHN E. BRALTIGAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 3057 STATE OF TEXAS  
DELTA SURVEY GROUP INC  
5213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745

DATE \_\_\_\_\_

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

GREG GUERNSEY, AICP, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

BETTY BAKER, CHAIRPERSON GREGORY BOURGEOIS, P.E., SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLAYS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BEGINNING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR EFFECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

STATE OF TEXAS,  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_



8213 Brodie Lane Ste. 102 Austin, TX. 78745  
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RESERVE AT LYNNBROOK  
(A SMALL LOT SUBDIVISION)  
FINAL PLAT

SHEET  
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OF  
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CASE # (C8J-2011-0107 1A)

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NOTES:

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 10-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 10-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. BUILDING SETBACK LINES SHALL BE 20' FRONT SETBACK, 10' STREETSIDE AND 5' OR SIDE YARD SETBACKS PER 10-2-335(C)(6).
10. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: THE SIDEWALKS ALONG YVETTE COVE, DRAH DRIVE, AND THE SUBDIVISION SIDE OF LYNNBROOK DRIVE, ARE SUBJECT TO THE APPROVAL OF THE TRAVIS COUNTY AT THE SITE PLAN PHASE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. IT HAS BEEN DETERMINED THAT WASTEWATER IMPROVEMENTS MUST BE CONSTRUCTED FOR THE LOTS IN THIS SUBDIVISION. THE DEVELOPER AND OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THESE IMPROVEMENTS. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT THE REQUIRED WASTEWATER IMPROVEMENTS OR ANY INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 10-5-ARTICLE 5, AND THE ENVIRONMENTAL CRITERIA MANUAL.
13. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT.
14. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
19. TWO OFF STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
20. THIS SUBDIVISION WILL BE DESIGNED IN ACCORDANCE WITH TITLE 10-2-335.
21. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 10-4-211(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
22. DIRECT ACCESS TO LYNNBROOK DRIVE IS PROHIBITED FROM LOT 1 AND LOTS 20-24.
23. A TEN (10) FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG ALL RIGHT-OF-WAYS, INCLUDING LYNNBROOK DRIVE.



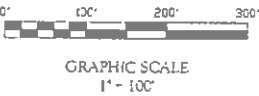
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RESERVE AT LYNNBROOK  
(A SMALL LOT SUBDIVISION)  
FINAL PLAT

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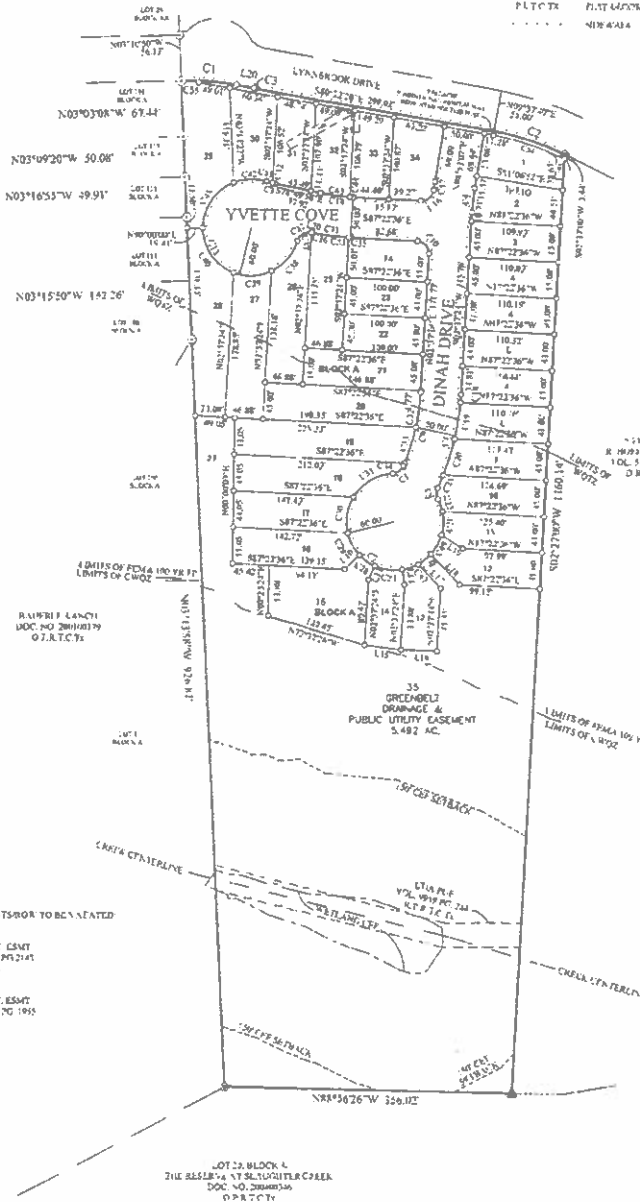
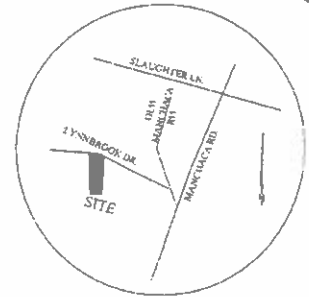
WALKER WILSON SURVEY NO. 2.  
TRAVIS COUNTY, TEXAS  
JUNE 2011



LEGEND

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LOCATION MAP  
NOT TO SCALE



SECTION 28, T11S, R12E, S44E, D11N

SECTION 28, T11S, R12E, S44E, D11N

SECTION 28, T11S, R12E, S44E, D11N

SECTION 28, T11S, R12E, S44E, D11N

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LINE	BEARING	DISTANCE
1	S 28° 15' 15" E	19.23
2	S 87° 22' 35" E	45.00
3	S 28° 22' 34" E	45.00
4	S 48° 18' 02" W	62.18
5	N 37° 18' 02" E	55.12
6	S 20° 14' 02" W	47.04
7	S 24° 34' 41" W	26.03
8	S 10° 58' 58" E	48.29
9	S 27° 27' 17" E	57.89
10	N 48° 09' 58" E	25.33
11	N 62° 49' 45" E	18.02
12	N 69° 22' 23" W	12.02
13	N 63° 28' 50" E	45.30
14	S 43° 35' 57" E	49.31
15	S 82° 53' 22" E	45.14
16	S 48° 12' 35" E	45.01
17	N 43° 35' 50" W	17.75
18	S 43° 35' 57" E	52.08
19	N 67° 33' 13" W	32.89
20	S 82° 22' 20" E	22.30

BOUNDARY CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
1	150.00	11.18	68.15	S 28° 15' 15" E	2° 00' 00"
2	150.00	92.23	81.82	S 87° 22' 35" E	160° 00' 00"
3	27.13	47.47	41.17	N 62° 49' 45" E	6° 44' 45"

ROW AND LOT CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING	CHUTE
C1	100.00	11.18	68.15	S 28° 15' 15" E	05° 22' 34"
C2	275.00	33.06	30.04	S 87° 22' 35" E	05° 22' 34"
C3	225.00	120.01	119.35	S 28° 22' 34" E	21° 07' 24"
C4	150.00	12.66	2.21	S 48° 18' 02" W	22° 14' 50"
C5	60.00	300.06	64.36	N 37° 18' 02" E	225° 07' 42"
C6	150.00	16.29	16.05	S 20° 14' 02" W	64° 07' 42"
C7	225.00	93.88	93.21	S 24° 34' 41" W	19° 30' 29"
C8	150.00	15.56	2.21	N 48° 09' 58" E	90° 00' 00"
C9	150.00	15.56	2.21	N 62° 49' 45" E	90° 00' 00"
C10	150.00	15.56	2.21	N 69° 22' 23" W	08° 32' 28"
C11	150.00	15.56	2.21	N 63° 28' 50" E	16° 13' 31"
C12	150.00	15.56	2.21	S 43° 35' 57" E	21° 10' 18"
C13	60.00	300.06	64.36	S 82° 53' 22" E	08° 32' 38"
C14	275.00	11.01	40.97	S 48° 12' 35" E	89° 18' 45"
C15	150.00	72.47	25.39	N 43° 35' 50" W	1° 15' 45"
C16	150.00	15.43	12.62	N 67° 33' 13" W	01° 55' 05"
C17	325.00	10.67	10.67	N 62° 49' 45" E	1° 15' 45"
C18	325.00	43.21	45.23	N 69° 22' 23" E	2° 58' 45"
C19	325.00	43.21	45.23	N 63° 28' 50" E	8° 04' 11"
C20	325.00	43.21	45.23	N 57° 02' 54" E	1° 22' 08"
C21	325.00	43.21	45.23	N 48° 09' 58" E	1° 22' 08"
C22	325.00	43.21	45.23	N 37° 18' 02" E	1° 22' 08"
C23	325.00	43.21	45.23	N 28° 15' 15" E	1° 22' 08"
C24	325.00	43.21	45.23	N 18° 02' 54" E	1° 22' 08"
C25	325.00	43.21	45.23	N 07° 22' 23" E	1° 22' 08"
C26	325.00	43.21	45.23	N 00° 00' 00" E	1° 22' 08"
C27	325.00	43.21	45.23	S 00° 00' 00" W	1° 22' 08"
C28	325.00	43.21	45.23	S 07° 22' 23" W	1° 22' 08"
C29	325.00	43.21	45.23	S 18° 02' 54" W	1° 22' 08"
C30	325.00	43.21	45.23	S 28° 15' 15" W	1° 22' 08"
C31	325.00	43.21	45.23	S 37° 18' 02" W	1° 22' 08"
C32	325.00	43.21	45.23	S 46° 18' 02" W	1° 22' 08"
C33	325.00	43.21	45.23	S 55° 18' 02" W	1° 22' 08"
C34	325.00	43.21	45.23	S 64° 18' 02" W	1° 22' 08"
C35	325.00	43.21	45.23	S 73° 18' 02" W	1° 22' 08"
C36	325.00	43.21	45.23	S 82° 18' 02" W	1° 22' 08"
C37	325.00	43.21	45.23	S 91° 18' 02" W	1° 22' 08"
C38	325.00	43.21	45.23	S 00° 00' 00" W	1° 22' 08"
C39	325.00	43.21	45.23	S 07° 22' 23" W	1° 22' 08"
C40	325.00	43.21	45.23	S 18° 02' 54" W	1° 22' 08"
C41	325.00	43.21	45.23	S 28° 15' 15" W	1° 22' 08"
C42	325.00	43.21	45.23	S 37° 18' 02" W	1° 22' 08"
C43	325.00	43.21	45.23	S 46° 18' 02" W	1° 22' 08"
C44	325.00	43.21	45.23	S 55° 18' 02" W	1° 22' 08"
C45	325.00	43.21	45.23	S 64° 18' 02" W	1° 22' 08"
C46	325.00	43.21	45.23	S 73° 18' 02" W	1° 22' 08"
C47	325.00	43.21	45.23	S 82° 18' 02" W	1° 22' 08"
C48	325.00	43.21	45.23	S 91° 18' 02" W	1° 22' 08"
C49	325.00	43.21	45.23	S 00° 00' 00" W	1° 22' 08"
C50	325.00	43.21	45.23	S 07° 22' 23" W	1° 22' 08"
C51	325.00	43.21	45.23	S 18° 02' 54" W	1° 22' 08"
C52	325.00	43.21	45.23	S 28° 15' 15" W	1° 22' 08"
C53	325.00	43.21	45.23	S 37° 18' 02" W	1° 22' 08"
C54	325.00	43.21	45.23	S 46° 18' 02" W	1° 22' 08"
C55	325.00	43.21	45.23	S 55° 18' 02" W	1° 22' 08"
C56	325.00	43.21	45.23	S 64° 18' 02" W	1° 22' 08"
C57	325.00	43.21	45.23	S 73° 18' 02" W	1° 22' 08"
C58	325.00	43.21	45.23	S 82° 18' 02" W	1° 22' 08"
C59	325.00	43.21	45.23	S 91° 18' 02" W	1° 22' 08"
C60	325.00	43.21	45.23	S 00° 00' 00" W	1° 22' 08"

LAND USE SCHEDULE  
AREA (SF) AREA (AC) # OF LOTS

USE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	210,032	4.827	34
OPEN SPACE LOT	339,250	5.492	1
ROW DEDICATION	35,666	0.818	
TOTAL	584,938	11.137	35

STREET	WIDTH	ROW	STREET
LYNNBROOK DRIVE	35'	50'	497' L.F.
YVETTE COVE	25'	50'	236' L.F.
TOTAL			733' L.F.



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RESERVE AT LYNNBROOK  
(A SMALL LOT SUBDIVISION)  
FINAL PLAT

SHEET  
4  
OF  
4

CASE # (CRJ-2011-0107.1A)